

Page

JACKSON SQUARE

Lisa Monig Miller
Architecture 522n-1
December 8, 1992

The Jackson Square subdivision is located between Second East and Third East streets and includes the area from the north side of Thirteenth South to the north side of Hampton Avenue (1130 South). As seen on the original plat on pages 10 and 11, the subdivision also contains Edith Avenue (1205 South), and Kelsey Avenue (1165 South). Jackson Square was recorded as a subdivision on October 2nd 1909 at the request of Kimball & Richards, the developers who platted and marketed the land. The subdivision is comprised of just over twenty acres of Block 21; Plat A Big Field Survey. The owners were Nathaniel H. Stone and his wife Laura H. who were from Des Moines, Iowa. There are no listings for the Stones in the city directories of this time, so it may be surmised that they were out of town investors who had a business agreement with Kimball & Richards.

D. Carlos Kimball and Claude Richards formed their partnership in 1908. Prior to this year D.C. Kimball had been listed in the city directory with an advertisement for the Kimball Company; a real estate and commercial stock company. (page 12) In this same year, 1907, Claude Richards was listed as an insurance agent. At the age of 31 Kimball most likely had somewhat of an established real estate business before he joined up with Richards in 1908, as Richards was 26. Newspaper advertisements throughout 1909, 1910, and 1911 indicate that the pair was quite busy with several projects throughout the city including Highland Park, Forest Dale, and Glenwood Addition. Claude Richards died in December 1962, and D.C. Kimball in April of 1967 (pages 13,14).

The Jackson Square subdivision was planned on a grid pattern with 116 original lots having an average size of 38' wide and 130' deep; with a 12' alley behind. Houses were set back from the street a minimum distance of 15 feet. Stone monuments were placed along Third East Street to identify the area; only one of which remains; and it has lost the ornamental ball from it's top (photo #1). An old Shieler photograph from 1909 (page 22) shows the monuments in a barren subdivision, photo #2 is the same street corner taken in November 1992. An article in the ^{SALT LAKE TRIBUNE} Tribune Real Estate Section from early 1910 commented on the price of \$7,500.00 for the monuments that Kimball & Richards erected for the Glenwood Addition at 5th East and 12th South. Newspaper advertisements in July and August of 1910 (pages 15, 16) state that the price of the Jackson Square lots began at \$600.00; which seems rather steep compared to lots in Highland Park which were selling for \$125.00 to \$270.00. (page 17) Unlike Highland Park, however, Jackson Square was situated in between two streetcar lines, the State Street and the Waterloo lines. Jackson Square also had all the improvements in place by 1910: city water, graded streets, cement curbs and sidewalks, and 'flourishing shade trees' that had been planted three years prior. Another article in the Tribune Real Estate section from February 20, 1910 (page 18) remarked on the lively sales in three of Kimball & Richards southeast subdivisions; these were popular areas for middle class home buyers in 1910. Kimball & Richards were advertising Jackson Square as fully improved building sites- not lots. Their advertisement in August of 1910 (page 16) also attempts to market the properties as

investments for the shrewd businessman; a much different approach from their marketing strategy at the same time for Highland Park.

It appears from the Shieler photograph taken in August 1909 (page 22) there was at least one house in the subdivision prior to the division of the land into lots. According to building permit records, there was also a house at 247 Kelsey Avenue (photo #3) as there is record of a one story frame addition in April 1910. In that same month a permit was taken for the construction of a one story two room frame dwelling at 215 Kelsey Avenue for a cost of \$500.00 (photo #4) by the owner, H.M. Spring, who does not appear in the city directories. In June 1910 a one story three room frame house was erected at 245 Edith Avenue for \$500.00 (photo #5) by C.J. Grandir who also does not appear in the directories. Nine days later a building permit was granted to C.A. Dunlap for a \$1,000.00 one story three room frame dwelling at 259 Edith Avenue (photo #6). Charles A. Dunlap was a waiter at Young's Cafe who moved to Jackson Square from Sperry Avenue. He did not stay long however, by 1915 he had moved to Banks court and found a new job as a waiter at the Saddle Rock Cafe.

On July 15, 1910 Kimball & Richards received a permit to built a one story three room brick 'store' at 1290 South 3rd East for \$1,500.00, probably to handle property sales. The 1911 Sanborn map (page 19) indicates that there was a dwelling built attached to the store, and the address is either 1288 South or 1250/1248 South. The store and dwelling still exist today but are used as a daycare center (photos #7, #8). The owners have sheathed the brick exterior with plywood and created several child-height windows on the east

elevation. Also in July of 1910 Jos. B. Ferguson, an engineer at Armour & Co., began his one story three room frame home at 263 Edith Avenue for \$500.00 (photo #9). Four years later however, he had moved to 1237 East 13th South.

One of the longer original residents of Jackson Square was Wallace Wright who in August 1910 built a one story frame house at 223 Edith Avenue (photo #10). The cost for his home was the lowest that I found, only \$300.00. He was a laborer for P.J. Moran who had previously boarded at 556 East 11th South. In 1913 the city directory lists him as a carpenter on Edith Avenue; but by 1925 he had moved to 588 East 17th South and was listed as a contractor.

Building permit records show only two more houses built in 1910; in September Elmo J. Daley erected a one story five room frame house for a cost of \$1,000.00 at 217 Kelsey Avenue (photo #11). He was a clerk for Bailey & Sons, a Hay, Grain, Flour, and Feed Merchant. He moved to Jackson Square from 606 South 1st West, and stayed until 1915 when he moved to 1127 Princeton Avenue. In November A. Oscar Fredrickson built a one story three room brick house at 255 Edith Avenue for \$1,600.00 (photo #12). Mr. Fredrickson is listed in the city directories as an agent, with his residence at 720 Poplar Arcade. He subsequently disappears from the directories leaving me to assume that the house on Edith was an investment property.

supplet
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Development was brisk in Jackson Square during 1911. In May a permit was granted to 'Junrietta E. McEarths' for a two room one story frame dwelling at 230 Hampton (photo #13). Unable to properly decipher the spelling of this woman's name in the permit

book, I could not find a listing in the directory for her. In June of 1911 I found the first house in the development that was designed by an architect. The permit was granted to George A. Smith for a one story five room frame house at 207 Edith Avenue at a cost of \$3,000.00 (photo #14). The architect listed is W.H. Lepper, and the builder the Smith Brothers. This construction company may or may not have been owned by George A. Smith, the city directories list several men with this name, but none residing at Edith Avenue. One of the George A. Smiths is highlighted in boldface type, and is a purchasing agent for U & I Sugar; Secretary-Treasurer for Austin & Sons Livestock Association, as well as having other prominent social positions. This man was probably an investor and could well have built the house in Jackson Square. This house and the one directly east of it are the only two in the original subdivision that are boarded up.

*was this
the same
G. A. Smith
that became
a 105
church pres?*

In July 1911 Wm. F. Walker, the second longest original resident, built his one story four room frame home at 231 Kelsey Avenue for a cost of \$1,000.00 (photo #15). Walker was a clerk at the Post Office who moved to Jackson Square from 738 South 4th East. He stayed in his home until 1924 when he moved back to his old neighborhood at 880 South 4th East. Also in July a clerk for the Troy Laundry, George A. Streadbeck, moved from 523 South 2nd East to build a one story five room brick house at 236 Hampton Avenue for a cost of \$2,000.00 (photo #16). This house closely resembles one that Kimball & Richards advertised as a 'Highland Park Bungalow, house plan no. 6' in the Tribune Real Estate section October 30, 1910 (page). Streadbeck may have contracted with the developers to

build his house. But by 1920 he had moved to Bingham and become a chauffeur for the Murray Laundry. In August Louis E. Palmer hired A.J. Daley to build a one story four room frame house at 225 Kelsey Avenue for \$2,000.00 (photo #17). Mr. Palmer was a foreman at the Nebraska Furniture Company who moved from 922 South West Temple. By 1919 he had moved to 329 East 1st South and opened his own business there called the Rex Furniture Repair Company. The last building permit issued in 1911 was in December to Wm. W. Ross, owner and builder, for a one story four room frame house at 276 Edith for \$1,500.00 (photo #18). Ross is listed in the city directories as a varnisher who boarded at 342 Edith Avenue prior to building his house. By 1917 he was no longer in the directories and must have moved from Salt Lake.

Almost all of the original houses in the Jackson Square subdivision are one story frame or brick of approximately 1,000 square feet. Two exceptions are 240-242 Kelsey and 208-210 Hampton which are a one and a half story duplexes (photos #19,#20). Most of the homes are also single family, although there are seven original duplex units that remain (photos #21,#22), and two sixties era small apartment structures (photo #23). Most of the alterations to the homes that have taken place are additions to the rear; concrete front porches and stairs, aluminum or asbestos siding, and various other types of applied ornamentation. This area has also been eligible for Redevelopment Agency funds, so it is likely that many of the 'improvements' to the houses were courtesy the RDA. The general area has in the past thirty years been traditionally one of lower socioeconomic class, and extensive remodeling has never been

much of an option for the residents. One of my favorites, however, is 251 Edith Avenue (photo #24). This house stands apart from the others in the neighborhood due to the addition of the 'early seventies' porch screen- or whatever that is.

The original residents of the area were not of the Federal Heights buying well-to-do sort; they were your average hard working people who toiled for an hourly wage. Judging by their length of stay in the neighborhood, many of the residents were also ambitious types, and moved up and into better neighborhoods. Looking at Jackson Square from the standpoint that it is was a good area for a starter home, it can still be considered such. Polk city directories have been consistent in listing the residents of this neighborhood as the owners of their homes, yet as having less than executive positions; such as a nurse, grocer, truck driver, painter, salesman, beautician, and laborer. I could not find any restrictive covenants for the neighborhood that would exclude any ethnic or racial groups, but the last names of all the original residents were of northern European ancestry, as most of Salt Lake City was at the turn of the century. Today, however it is a different story in this neighborhood as most of the surnames of the residents are of Hispanic origin. There appear to be gangs in the area as well, which is evidenced by the graffiti (photo #28).

As the advertising claims, the homeowners in Jackson Square were provided with all 'modern conveniences', this included an alley that ran down the center of the block for two purposes: so that unsightly trash bins could be placed in the back of the house for collection, and as an access route for the increasingly popular

automobile. As can be seen on the 1950 Sanborn map (page 21) most of the homes had a garage that could be accessed by the alley. What is also seen by the Sanborn map, is that most of the original homes in Jackson Square are still there. It is next to impossible to distinguish the homes along these few streets as being any different from any of the other houses in this general neighborhood. As seen in the photos taken looking west down Edith Avenue, photo #25, and looking east down Kelsey Avenue, photo #26, this is a typical southeast neighborhood. Only in photo #27, looking east down Hampton, is there a feeling of cohesiveness due to the old growth that lines the street. It was also interesting to note that in checking on two available homes in the area, that a house at 235 Edith Avenue just sold for \$49,900.00, and a very similar one at 259 Hampton Avenue just sold for 53,900.00. I am sure that Hampton Avenue is a beautiful street in the spring and summer, just as Kimball & Richards planned.

BIBLIOGRAPHY

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Also 12-20, 1962 and 4-25, 1967

*Newspaper
Title?*

Utah State Division of History Library

Polk City Directories 1908 - 1965

Obituary Index

Photograph Collection, Shipler Photos #9485, #9486, #9584,
#9585, #9586

Building Permit Record Books 1904 - 1914

Marriott Library Special Collections

1911 and 1950 Sanborn Fire Insurance Maps

JACKSON SQUARE

Being a subdivision of Lots 1, 18, 19 and 20, Block 21, F.A.P. A.

SURVEYOR'S CERTIFICATE.

I hereby certify that the tract of land shown on this map and owned by Nathaniel H. Stone and Laura H. Stone his wife is bounded and described as follows, to-wit: Beginning at a point 40.31 ft. West and 31.75 ft. North from the Stone Monument at the intersection of Martin Avenue and Third East Street, thence running North 1149.2 ft. thence West 759.0 ft. thence South 1149.2 ft. thence East 759.0 ft. to the place of beginning containing 20.024 Acres. and known as Lots 1, 18, 19 and 20 Block 21 Five Acre Plat A. Big Field Survey; that I have, by authority of the said owners thereof, subdivided the same into lots, streets, avenues, and alleys, to be known as JACKSON SQUARE that the same has been correctly staked out on the ground as represented hereon; and that the Steel Tape used in making the survey thereof was tested May 21st 1909 in accordance with the provisions of the revised Ordinances of 1903, and at the time was in adjustment with the official standard prescribed in said ordinance.

NAMES AND DIMENSIONS OF PARCELS OF LAND DESIGNATED FOR PUBLIC USE.

Second East Street is 33 ft. wide and 1149.2 ft. long, running North and South.
Hampton Avenue 66 ft. wide and 726 ft. long, running East and West.
Kelsey " 66 ft. " 726 ft. "
Edith " 66 ft. " 726 ft. "

ALLEYS.

North and South Alleys are 13 ft. wide and are as shown on the map.
East " West " 12 ft. "

DIMENSIONS OF LOTS.

Lots 1, 6, 33, 38, 47, 72 and 103 are 50 ft. by 125 ft. Lots 104 and 105 are 42.6 ft. by 125 ft.
" 2 to 5 inclusive, 34 to 37 inclusive, and 68 to 71 inclusive are 43 ft. by 125 ft.
" 8 to 14 " 29 to 32 " 40 to 46 " 40 ft. " 130 ft.
" 39 to 65 " 74 to 80 " 95 to 101 " 40 ft. " 130 ft.
" 15 to 20 " 27 and 28 " 47 to 51A " 38 ft. " 130 ft.
" 53 to 68 " 81 to 86 " 89 to 94 " 38 ft. " 130 ft.
" 120 " 107 to 113 " are 40 ft. by 122.2 ft. Lots 114 to 119 inclusive are 38 ft. by 122.2 ft.
" 21, 22, 31, 32, 37, and 88 are 40 ft. by 130 ft. Lots 24, 25 and 26 are 34 ft. by 130 ft.
" 7, 32, 39, 66, 73, 102 and 106 are as shown on the map. Lot 23 is 50 ft. by 130 ft.
A 1 ft. reserve on the west of plat is to become part of Second East Street, when the abutting property owners give 33 ft. for Second East Street.
The center line of Second East will conform to center line of Second East South of Martin Avenue.
This map is accurately drawn to a scale of 100 ft. to 1 inch.

OWNER'S DEDICATION.

Know all men by these presents, that Nathaniel H. Stone and Laura H. Stone his wife, owners of the above described tract of land having ^{caused} the same to be subdivided into lots, streets, avenues, and alleys, to be hereafter known as JACKSON SQUARE, do hereby dedicate for the perpetual use of the public all parcels of land designated in the Surveyor's Certificate and shown on this map as intended for public uses.
In witness whereof we have hereunto set our hands and seals this 18th day of August, A.D. 1909.

In the presence of Nathaniel H. Stone by *W. F. McFarland* atty in fact
Laura H. Stone by *W. F. McFarland* atty in fact

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

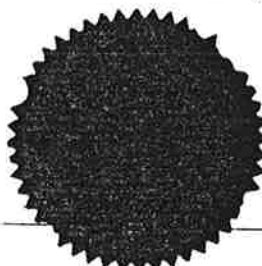
State of Iowa.

County of Des Moines.

On this 18th day of August A.D. 1909, personally appeared before me the undersigned, a notary public in and for said County of Des Moines, H.B. Scott, to me known to be the person who executed the foregoing instrument in behalf of Nathaniel H. Stone and W. F. McFarland to me known to be the person who executed the foregoing instrument in behalf of Laura H. Stone and each acknowledged to me that they executed the same as the free act and deed of the said Nathaniel H. Stone and of the said Laura H. Stone, respectively for the uses and purposes therein mentioned.

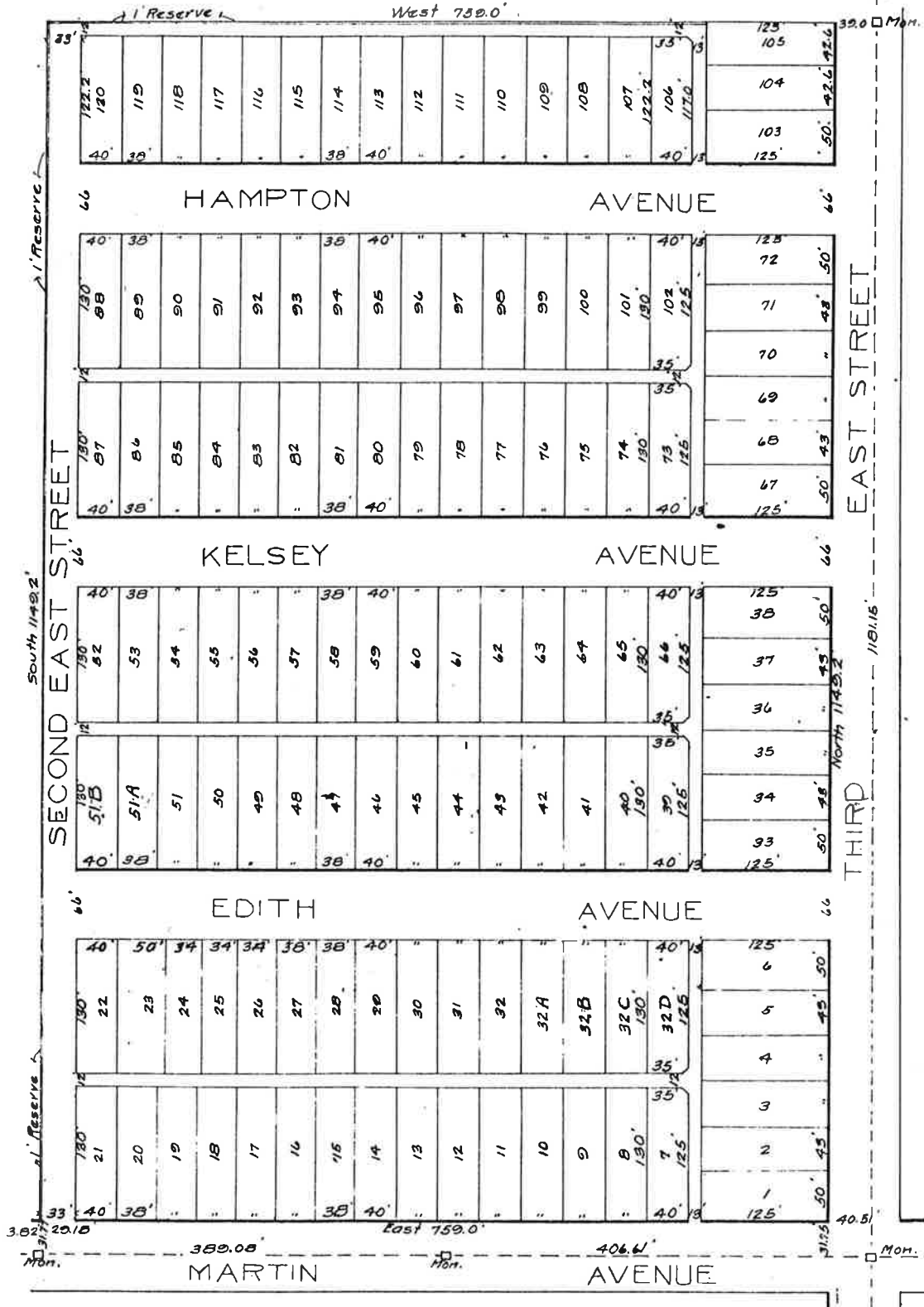
Erwin Smith
Notary Public.

My Commission expires July 4, 1912.



255-499
Filed for record of
Kimball & Richards, Oct 2, 1909,
at 10:55 A.M. in
Book "F" of Plats, 1909-31

By Eugene



D. F. WALKER JR. INSURANCE
D. F. WALKER BLDG.

POLK 1907

INTER-MOUNTAIN ELECTRIC CO.

WHOLESALE AND RETAIL

13 S. Main Street

Phones 354

608

KIL

R. L. POLK & CO'S

KIM



TIME, TEMPER AND MONEY

Saved by having your

PAINTING AND DECORATING

Done by

GEO. W. EBERT & CO.

57 S. MAIN ST.

Killingsworth Emma. student, bds 768 3d av.

—Louis R. salesman Chamberlain Music Co, res 155 Center av.

—Mrs Mary B, res 768 3d av.

—Nina N, nurse St Mark's Hospital, bds 768 3d av.

Killpack Leslie, student, bds 113 Canyon rd.

Kilner Albert, hlpr Bennett Glass & P Co, bds 1161 Cleveland av, s e.

Kilpatrick Christina K. smstr, ton's bds 224 E 8th South.
—Frank W. lab, res 212 E 8th South.
—Harry, student, bds 224 E 8th South.
—Henry, smtr, res 224 E 8th South.
—James, jr. houseman W B H, son, 225 Euclid av, E 8th South.
—James, lab, res 238 N 7th.
—Jane, mach opr Z C M, E 8th South.
—John, electr J V Buckle, Fir.
—J. Alfred, lab, bds rear 113 West.
—Wm. Bollermkr, res 444 S 4th.
—Wm H. pres Royal Laundry, 444 S 4th West.
Kim Elma, maid, 125 W 5th.
—Samuel M. mgr United Kitchens, 127-129 S West Temple.
KIMBALL AGENCY (D. Carlon, ball). Real Estate and Comm. Stocks, 39 S Main, Both Tel. (See adv).

KIMBALL AGENCY

30 S. MAIN STREET

BOTH PHONES 354

REAL ESTATE

ON SALE

Choice Lots
New Homes
Ready-Made Homes
Farms and Ranches
Everything in Real Estate
Advertising on City Waste Paper Boxes.

COMMERCIAL STOCK

FIRE INSURANCE

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—George E, foreman Bennett Glass & P Co, res 1161 Cleveland av, s e.
—George E jr, mach opr Bennett Glass & P Co, bds 1161 Cleveland av, s e.
Kilpack Elizabeth M. bds rear 273 N State, Murray.
—George A, lab, res 743 E 2d South.
—George H, lab, res 703 S 9th East.
—John, farmer, res rear 273 N State, Murray.
—John E, lab, bds rear 273 N State, Murray.
—Pearl, bds rear 273 N State, Murray.
—Wm W, student, bds rear 273 N State, Murray.
Kilpatrick Benjamin J. packer, bds 926 Euclid av, West.
—Bessie S, clk F Auerbach & Bro, bds 444 S 4th West.

Kimball Agnes E. smstrs, bds 213 Temple.
—Albert E. mining, res 290 Temple.
—Albert H. trav agt Z C M, Gordon av.
—Albert P. houseman Z C M, 5th av.

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DOUGLAS A. SWAN

Certified Public Accountant

119 MERCANTILE ANN

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ARE THE UP-TO-DATE DEALERS IN ALL KINDS OF GRAIN

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Both Phones

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— A new facility
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ANKLIN A. Long,
irector of the Unt-
Arms Control and
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n the dedication.



Claude Richards ... He was
author, teacher, realtor.

Funeral Planned For Fall Victim

Special to The Tribune

PROVO — Requiem Mass
for William (Billy) Dom-
guez, 23, Orem, who plunged
to death Tuesday when a small
tractor he was operating top-
pled over the cliffs overlook-
ing Bridal Veil Falls, will be
celebrated Friday at 10 a.m.
in St. Francis Catholic Church
here.

HOLY ROSARY will be
recited Thursday at 8 p.m. at
Olpin-Sundberg Mortuary.
Burial will be in East Lawn
Memorial Hills.

S.L. Realtor, Prominent Author Dies

Claude Richards, 80, promi-
nent Salt Lake realtor and au-
thor, died of a heart ailment
Wednesday morning at his
home, 1358 Dale Ave. (1080
South).

HE WAS THE brother of
the late Stephen L. Richards,
former first counselor in the
First Presidency of the Church
of Jesus Christ of Latter-day
Saints, and the late Stayner
Richards, assistant to the
Council of Twelve Apostles.

MR. RICHARDS had de-
veloped such subdivisions as
Highland Park and South Gate
Park in the south and south-
eastern sections of Salt Lake
City.

He also had been engaged
in the construction of many
apartment houses and build-
ings and at the time of his
death was owner of 10 Salt
Lake apartment buildings.

IN ADDITION, Mr. Richards
had distinguished himself as
an author, writing "The Man
of Tomorrow," "J. Golden Kim-
ball," and "Let's Live." He also
had written letters and mono-
graphs which have been pub-
lished in pamphlets and maga-
zines.

HE ATTENDED Salt Lake
City public schools and the
University of Utah and had
taught school at Parowan, Iron
County.

An active member of the
LDS Church, he was a member
of the High Priests Quorum
of the Yale Second Ward.

BORN JUNE 14, 1882, in
Mendon, Cache County, he was
the son of Dr. Stephen L. and
Emma Stayner Richards.

He married Mary Campbell
Taylor Feb. 22, 1911, in the
Salt Lake LDS Temple. She
died Oct. 13, 1945.

SURVIVING are three of
their five children: Claude Tay-
lor Richards, Mrs. Frank
(Mary Louise) McDonald, both
Salt Lake City, and John Tay-
lor Richards, Cuernavaca,
Mexico.

He also survived by three
grandchildren, and a sister,
Mrs. H. (Grace) Warner,
Salt Lake City.

Death Claims



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the wind out of
winter, and
weather the cold
season in style.
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handsome selection
in newest models
with wool, Orlon
acrylic and quilted
linings. Choose
them in rugged
cotton, laminated
nylon and cotton
corduroy. Latest
collar styles.

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6⁹⁵

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prints, patterns and
solids. Long sleeve styles



He had a little with the building as carried the eagle Eagle Gate, which covered with copper many sizable being the following

to Fifth South, North East, to E. Sh...

to Albert J. Lind and Second East on Eleventh East, to Rhoda Hol...

John F. Applequist of Fifth East, on Eighth South, Applequist, on Eleventh Avenue, to Jansen.

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PLANNED THIRD SOUTH

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ONS EAST-

Short Line.

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overbuilding. The power house which the Utah Hotel company will build on block 58, plat A of the city survey, will cost \$25,000 or more, and will be two stories, the main material of which will be concrete.

Moonlight boating, liberty park

we are offering during this great great price sale. Every thing men wear at a great sacrifice at Richardson & Adams Co., 172 Main st

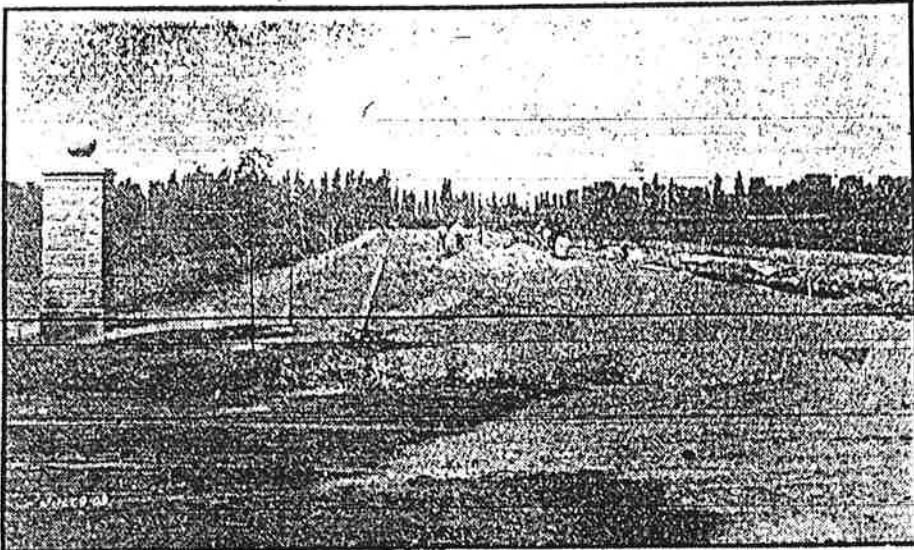
Tribune Want Ads.
Bell Main 5200 Independent 360

Well System. Ask the manager for full information regarding rates and service.

DUNLAP HATS
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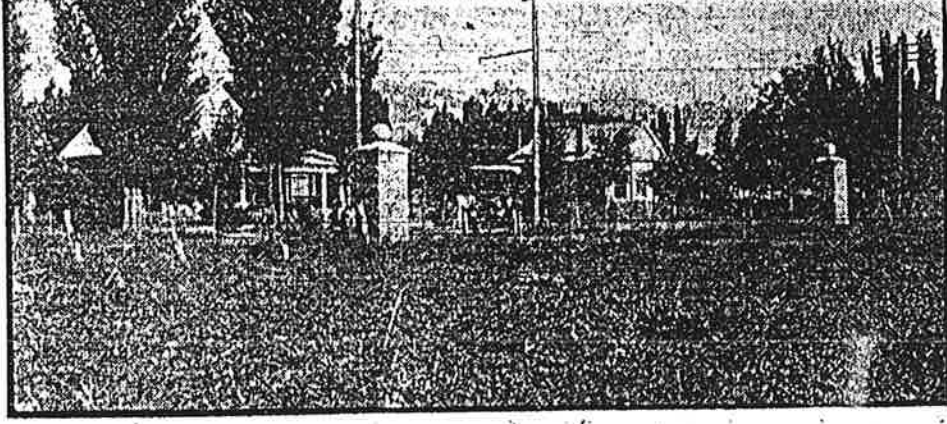
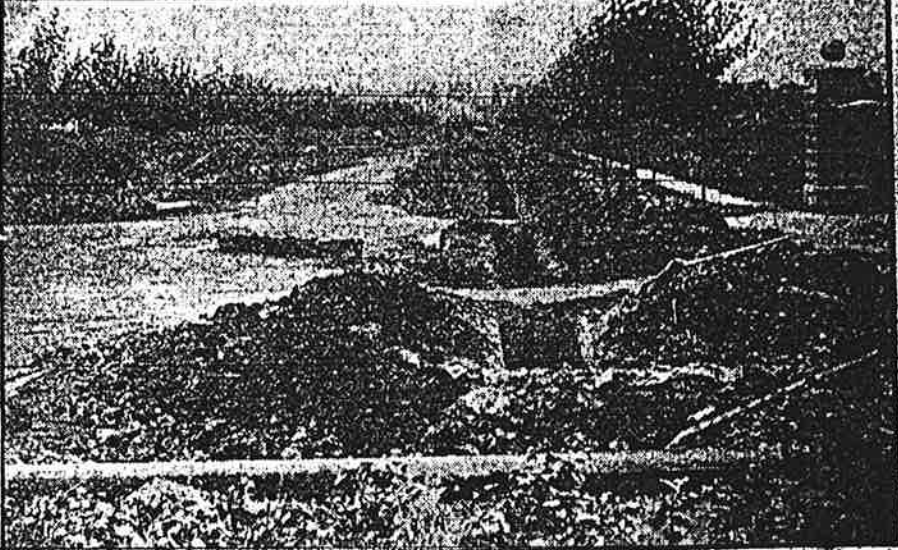
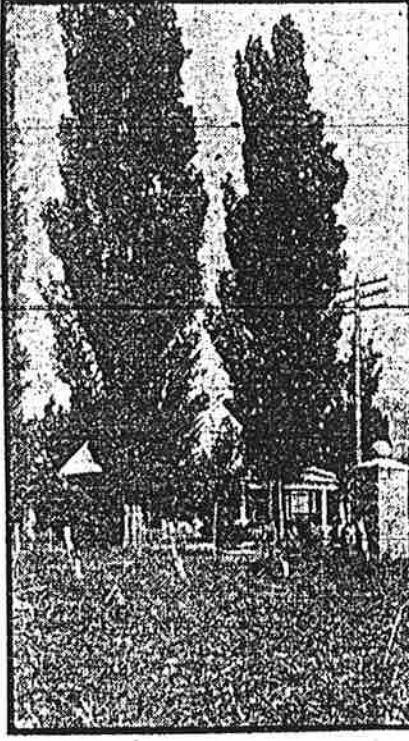
The general volume of business seems to show a slight falling off, if the bank transfers are to be taken as a basis by which to judge. During the past week, there has been a decrease in. Continued on Page Twenty-One.

DESIRABLE HOME SITES IN JACKSON SQUARE



Avenue in Jackson Square as it appeared year ago. Note graded street, cement curbs and walks, parking strip and trees on both sides of street.

Date??



Types of beautiful homes surrounding Jackson Square and enhancing value of building sites in square.

For a desirable close-in building site, choose Jackson Square.

Jackson Square is below Ninth South street and between Second East and Third East. It is in a district that is already well built up with modern homes, that is growing rapidly and is becoming more popular every day as a residence section—a district where values are increasing every day.

The surroundings are of the best. And building sites in Jackson Square have all the advantages that come with additions

planned and platted in accordance with the most advanced ideas in residence additions.

Kimball & Richards handle Jackson Square—that means much. It means improvements carefully planned and substantially carried out; that the man who buys in Jackson Square finds every convenience provided, every detail of improvement attended to.

It means city water service. The second of the above pictures was taken there recently, and shows the trench ready for

the water mains. These are being installed now.

In Jackson Square Kimball & Richards graded the streets, put in cement curbs, laid cement sidewalks, planted shade trees on the parking strips, installed all the other features which are characteristic of Kimball & Richards' additions. The work is all done.

One block west of Jackson Square is the State street car line. One block east is the Waterloo. Each gives frequent service to the city business district, which is about seven minutes away.

Trench for water main in Jackson Square. Note flourishing shade trees planted three years ago.

The above pictures show scenes from one of the avenues in Jackson Square. There are three such avenues there. At the top is shown the street with its various improvements nearing completion one year ago. The middle picture shows the street today, ready for the water mains now being laid. Note the shade trees, planted three years ago, are flourishing. Below is shown the charming homes surrounding Jackson Square, being built in it.

Don't you think Jackson Square worth your consideration as a home site? You see just what you are getting. You can learn beforehand who your neighbor will be—and the man who owns property in Jackson Square are good neighbors. Besides, you are protected by building restrictions.

There is one building site in Jackson Square that is offered for sale. It has a choice location, and is 11 feet and a depth of 128 feet. Others with frontages of 40 feet are being sold at \$150. Terms: 1/3 down, 2/3 in a month.

Here are some homes being built in Jackson Square. See Kimball & Richards' additions. They are the most modern and show you the property that can be found in Jackson Square. They are at 81 Main street, or will be pointed out by the agent of the square. \$225,000. Terms: 1/3 down, 2/3 in a month.

Since March he has spent most of his time in England.

Tribune Want Ads.

Ball Main 5200.

Independent 300.

ing between New York and southern ports.

Coincident with this it is announced that the steamers of the Brunswick Steamship company, formerly in service between New York and Brunswick, have

He says that a white man committed the crime and forced him to aid in placing the mutilated body of the woman in a box in the basement where it was found for several days.

teen knots.

Tribune Want Ads.

Ball Main 5200.

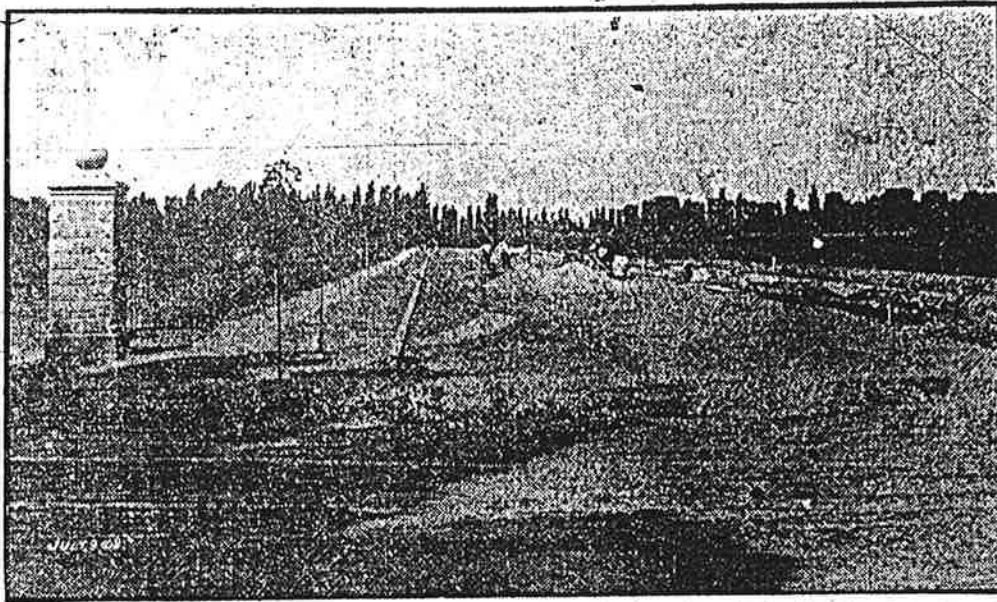
Independent 300.

K. & R. Investment Talks

An investment in real estate on the part of a young man, shows not only thrift, but a natural inclination to provide for the future. Ask any successful man you know, whether or not, at some time in his career he has not been greatly benefited by real estate investments made in younger days. You will find among the most prominent business men very few who have not profited in this way. Now the question is up to you. Here is your opportunity, be you young or old, to save a part of your earnings each month by investing in good real estate. Will you profit by the experience of others or neglect a better opportunity than Salt Lake real estate ever offered before?

Deal With Certainties --Not With Prospects

The eyes of the biggest men in the United States are on Salt Lake. What does this mean to you?



Showing the Modern Improvements in Jackson Square.

There never was a better time to invest in Salt Lake real estate than today. No city in all the west offers the same opportunities.

JACKSON SQUARE

The Close-in Residence District

IF YOU WANT TO SAVE MONEY consider this: Jackson Square is a beautiful, thoroughly improved residence district within easy walking distance of the business section of the fastest growing city in the United States.

The rapidly increasing population is forcing property values higher each year. Jackson Square is in the section that is growing fastest.

Suppose you select a building site at the present prices. Just for example, a \$600 site. You pay \$15 down and \$15 a month. Within a short time—some business men say five years—Salt Lake will practically double in population. Possibly that is too much to expect, so to be conservative, suppose the population increases 50 per cent in five years.

Your property will be in one of the very best residence districts where the homes are all new and there is every modern convenience.

Figure for yourself what your profits would be. Or, if you buy with the intention of building a home, imagine how much more a home would be worth in this kind of a locality than in any other.

There is no question about the growth of Salt Lake. There is no question about the value of Jackson Square building sites. When you buy such a site you are dealing in certainties.

The improvements are all completed now. No waiting if you desire to build. The sidewalks are paved, the streets are curbed and parked, shade trees three years old are growing nicely and city water-mains have been laid.

Think it over! What more could you look for in an investment?

Building Sites (Not Lots) \$600 to \$675—\$15 Down and \$15 a Month

Kimball & Richards

58 Main St.

"LAND MERCHANTS"

Phones 3992

S.L. Tribune August 7, 1910

Real Estate Is a Good Investment

Property Wisely Purchased Paves Way for Future Independence.

VALUES ARE INCREASING

Salt Lake Real Estate Is Safest Investment in West Today.

The best informed people in the business world are advising investors to put their money into real estate. The capitalist, the business man and the wage earner who is thrifty has a certain amount of money that could, under present conditions be invested. There are hundreds of ways to invest this money, but, naturally, the question of possible increase in value of the investment and the security behind it are the first considerations.

Salt Lake real estate has proven during the past ten years especially to be the safest and surest investment in the west. Men who invested a few hundred dollars a few years ago, now figure those investments in thousands of dollars. These cases are so common as to occasion little or no comment, yet should such gains be made in investments in other lines it would be considered remarkable.

The advances made in real estate values during the past five or ten years bid fair to be eclipsed within the same time in the future. Values are increasing today more rapidly than ever before and the astonishing development of the city on all sides makes the future look brighter than ever before. The wisest and shrewdest business men are buying real estate with their surplus money; wage earners who are building for the future are paying small sums weekly or monthly on real estate investments. Some of the best real estate investments in Salt Lake today are installment propositions, with terms so easy that almost every salaried person or wage earner may buy a lot or two and lay the foundation for future independence.

Lots in Highland Park, the beautiful new residence park, are selling on installments amounting to less than a dollar a week. With such a promising future, lots in Highland Park are as safe and sure an investment as one will find.

11th East, just below 12th South—running east—all bench land

Salt Lake's Beautiful Suburban Residence Park

Highland Park is without question the most judiciously planned subdivision ever marketed in the west. It's a model-miniature city.

All streets are being brought to city grade under supervision of the city engineer.

All sidewalks will be uniformly graded and paved.

Trees are being planted along all streets and avenues with liberal parking space provided.

Substantial, artistic monuments are being placed upon the corners of all intersections.

Arrangements are under way to provide city water and electric lights—car line assured.

All these improvements are included in the original selling price. Prices quoted now are for immediate acceptance.

Lots \$125 to \$270 Now



TERMS
\$4 to \$6
down
and same per
lot
monthly



Southeast Bench Improving Rapidly

Many New Homes and Business Blocks Now Under Way.

HIGHLAND PARK ACTIVE

Beautiful New Residence Park Is Center of Local Interest.

The remarkable growth and development of the newly-annexed southeast section continues to be the center of interest in the real estate world. Since the good weather opened up hundreds of new homes have been started and many substantial business buildings are now under way. While the activity includes the entire southeast section, it is particularly noticeable in the district immediately adjacent to the corner of Twelfth South and Eleventh East streets. Since the annexation of the section to the city, it has taken on a truly metropolitan aspect and improvements running well into the thousands of dollars are under way. On all sides this activity may be seen and those who have been watching the progress of the district are free to declare that the coming years will see more development in this section than in any other section of the city.

In Highland Park, the immense suburban residence district, just below Twelfth South on Eleventh East, improvements aggregating more than \$100,000 are well under way. Streets are being graded and curbed, sidewalks are being graded and paved, trees are being planted and streets are being parked. The grading is all being done under the supervision of the city engineer in order that all streets may be brought to city grade.

The sale of lots in Highland Park began two weeks ago. The first day more than fifty lots were sold and since that time the greatly increased office force of Kimball & Richards, "Land Merchants," has been kept busy. The subdivision has shown marked activity continuously since the opening day and as soon as the improvements are farther along there will be a still further demand. The fact that all improvements are fully paid and are included in the selling price has been a big inducement and the further fact that a street car line directly through the property is assured at an early date has also been the means of increasing interest in Salt Lake's new residence park.

Kimball & Richards

"LAND MERCHANTS"

Phones 3992

S.L. Tribune March 20, 1910

have increased correspondingly in nearly all lines and the volume of business so far shows an increase over the first six weeks of 1900. The dry goods dealers report that they have succeeded in making an excellent "clean-up" of winter goods. These sales have been appreciated by hundreds of thrifty women who have anticipated their needs for next fall and saved 20 per cent or more on their purchases of heavy goods.

Stocks of shoes have been generally replenished, following the clearance sales and nearly all of the stores are displaying attractive lines of spring and summer footwear while the demand for oxfords is increasing daily. Attempts to rush the season on the part of milliners have met with little success so far although many of the shops are showing spring styles in profusion.

Many Buyers in East.

Nearly all of the buyers are still in the east and the bulk of their purchases will not arrive until the latter part of next month. Prices on most of the lines of merchandise handled by the department stores are slightly higher than last year but the advances are not to be compared with the advances in groceries, meats and fruits. The reason for this as explained to the consumers is that there is no iron-clad combine among the dry goods dealers of Salt Lake while the prices of all foodstuffs are maintained on an artificial basis by the combination of grocers and butchers, assisted by the commission men.

Continued increases in the sale of oleomargarine have reduced the sale of butter in Salt Lake and it is only through the control of the market by one firm that prices are maintained on the butter which is being shipped into Salt Lake from the east. Eggs are lower and the demand is increasing. Green vegetables are more plentiful and sales of California fruits are on the increase.

Local hardware dealers report a continued strong demand in all lines and many orders of farming implements have been received during the week with requests for immediate shipment.

The real estate men began work grading the line last week and it was reported that the cars will arrive early in March. In addition to furnishing transportation to the residents of the new district the line will be used to convey prospective customers to the addition and it will be constructed to form a belt line around the tract.

HOMESTEADS ARE LEFT IN OLD RIVER BOTTOM

Residents of Missouri across the river from Omaha are seeking to file homestead entries on a large tract of land left by the flooding of the waters of the Missouri river near Florence, Missouri.

This tract comprises more than 400 acres of extremely rich soil and the contention of the would-be homesteaders is that it is government land and subject to entry.

So far, however, the matter has not been actioned definitely and the outcome and final disposal of the applications are being watched with interest.

SALT LAKE'S GROWTH SUBJECT OF INTEREST

"You may take all the southwest, but leave Salt Lake for me," said A. Richter, a local real estate dealer, just returned yesterday from a month's trip to Mexico and southern California. "Salt Lake," he continued, "shows more enterprise and growth and more improvements are under way than in any city of its size in the country."

Mr. Richter says that wherever one goes tourists and business men are showing their interest in Salt Lake and seeking confirmation of the reports of the marvelous growth of the city in the last few years.

RESIDENCE LOTS SOLD: SOUTH SIDE ADDITIONS

Kimball & Richards report sales aggregating twenty lots in Glenwood, Jackson square and Hollywood additions the last week, with considerable inquiry for vacant lots, despite adverse weather conditions.

Engineers for the company are still working on the revised plat of the Sugar House addition to the city, which will be presented to the city council next month, and there is a force of twelve men and teams engaged on the street grading in the addition.

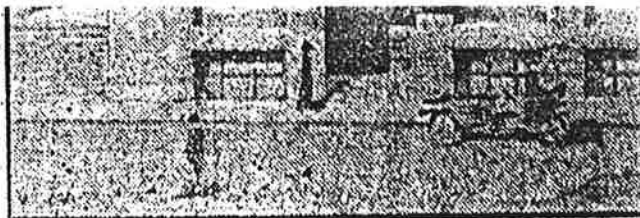
REAL ESTATE NEWS AND THE CITY'S BUILDING OPERATIONS

Burt & Carlquist report sales of real estate during the last week aggregating \$30,700. These sales include a fruit farm near Murray, which was sold for \$30,000, while most of the other sales were of residence property. The following are reported by this company for the week: House to James H. Kirk on South Second West for \$4500; house on Snow avenue to I. W. Fletcher, from N. E. Andrus, \$2750; house on Blaine avenue, from the Deseret Mutual Investment company to N. R. Norris for \$2650; a beautiful farm of ninety-five acres east of Murray for \$9000; this place has forty acres of six and seven-year-old fruit trees, comprising peaches, apples, cherries, apricots; sold to the Co-operative Investment company; house on East Milton avenue, near Eleventh East, for \$1450, to John H. Bohn; two houses on McClelland street for \$2100 each; house on Eighth South, near West Temple, from Burt & Carlquist to Emma Mathis for \$3550.

The Felt building on Main street, just north of the Boston building, is nearing completion, and it is expected that many of the rooms will be ready for occupancy before March 1. The Vermont building on West Temple street is also nearly finished, but it will be thirty days or more before it will be ready for tenants.

The board of governors of the Salt Lake Real Estate association will meet to decide on a new locum-tenens office.

18 n of the realty market, the residence district and sights, is well illustrated at although the number of some sites in the beautiful



Plans for a large addition to the plant of the Troy laundry have been completed by Wirt & Treganza, architects, and work on the building shown in the accompanying illustration will be started within the next few weeks.

The building, which double the capacity measure 80x100 feet, basement. The constructed of brick and attractive entrance on

Architect Discusses Features

"Getting Best Results in Home Building" is the subject of a paper by Arthur C. Clausen, a Minneapolis architect, who has written extensively on the subject from the point of view of the practical designer of homes. "It costs less to make a plan than it does to change it," is one of the maxims illustrated, and likewise, "It costs more to change a building once started than it does to build right in the first place" is another thought conveyed by the article by Mr. Clausen, who says:

"There are three things which are always uppermost in the mind of a prospective home builder. They are the cost, plan and design. Of these three he probably knows the least about the cost and design. The plan arrangement is sometimes more easy to comprehend and he therefore gives it more attention at first than either the cost or design. The result is that when he has outlined in a rough way the approximate size and arrangement of the rooms as a guide for his architect he often has a plan entirely practical, except as to a few minor points and lack of consideration for small conveniences which will cost him in some cases many times what he cares to spend and in which very little consideration has been given to the external appearance of design. There are a great many ways in which a home can be designed and planned and still meet the same requirements as to number and size of rooms. One home with a certain floor area will have a decided lack of homelike appearance, while another home with the same amount of floor space and the same number of rooms will immediately impress one as being unusually homelike and convenient.

Importance of Vestibule.

"We will not consider the porch at this time, since it belongs to the exterior design, but start with the vestibule and then take up each room step by step. The vestibule so frequently used in the northern part of this country to give double doors between the hallway and the weather is usually a very inconvenient contrivance and seldom fills the requirements which are expected of it. The vestibule should never be, nor appear to be, crowded. It looks very poorly to project a vestibule out into the porch suggesting a crowded appearance. Neither does it look well to project it into the corner of the room having an exposed corner. The average vestibule, in which must swing a three-foot door, three feet eight inches wide by three feet six inches or four feet between doors. It can be easily seen that no one can stand inside of the vestibule with the inside door closed and open the outside door. The vestibule should be large enough to admit both the hostess and the guest and at the same time allow for the free swing of the outside door, open or shut. To do this the vestibule must either be twice as long as the width of the door or else it must be twice as wide as the front door with the distance between the

doors about one foot width of the door. "Reception hall according to the social position. Some people make very beautiful, large with architectural nature. From a it need be no large to accommodate crowding and sage room. The sage room is wider for the main feet wide for the platform should with no steps on mostly known as should be so local at the head of the to the center of the making it an easy of the bedrooms without a great w

Small Parl

"The day of the A large living room to call it, a drawing room are combined the ting room, and so has taken its place still adhere to the room of some sort, becomes popular.

"The dining room considered as the quiet, somewhat p but its chief color furniture. In spe board is considered nishing since it is unfurnished piece of special design. A popular, for it is cal utility. With or part a place e to place table line the upper part l adornment a large pieces of fine chi silver service. board indicates be be used as a sto ware used every transform it into closet.

Plato

"The plate rail it used to be. I lector and to mal of it one should pieces of blue chin should be well li not matter so mu room it is quite one that the pantr located near one will have a free e neither bump the give the servant which to turn upo "A volume cou ten on the arran Some women pref that will save st they want kitchen

Salt Lake Tribune Feb 20 1910

HAMPTON AV.

AV.

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193

1136

KELSEY AV.

AV.

1140

ST. E.

EDITH AVE.

1145

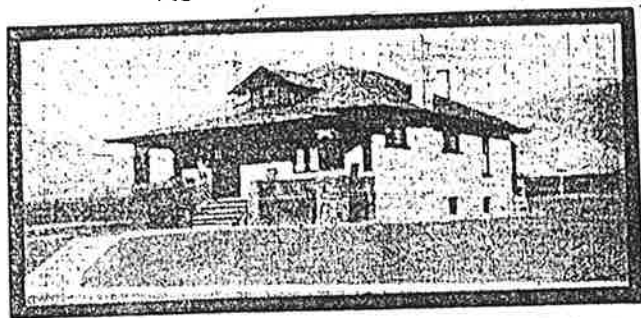
MARTIN AVE.

(13th SOUTH)

1911 SANBORN MAP

PERMANENT SATISFACTION

HOMES AS THEY SHOULD BE



A HIGHLAND PARK BUNGALOW

SALT LAKERS ARE RATIONAL. RATIONAL ARCHITECTURE APPEALS TO THEM. BY RATIONAL ARCHITECTURE IS MEANT SIMPLY THAT THE INTERNAL ARRANGEMENT OF THE HOME SHALL MEET PRECISELY THE PURPOSES FOR WHICH IT WAS PUT UP; THEN THE EXTERIOR MUST FIT THE INTERIOR AND DEPEND FOR ITS BEAUTY ON UTILITY.

THE FLOOR PLAN OF ONE OF OUR HIGHLAND PARK HOMES, WHICH IS GIVEN BELOW, ILLUSTRATES. THE LARGEST ROOM IN THE HOUSE IS THE COMBINED DINING ROOM AND LIVING ROOM, WITH ITS LARGE WINDOWS AND CHEERFUL LOOKING FIREPLACE. THE BUFFET KITCHEN IS WELL LIGHTED AND CONVENIENTLY ARRANGED IN RELATION TO THE DINING ROOM AND BASEMENT. SINK, RANGE, WORK BOARD AND BUFFET ARE SO LOCATED AS TO SAVE LABOR. THE BATHROOM MAY BE REACHED INDEPENDENTLY FROM EACH ROOM. THE BEDROOMS HAVE LARGE WINDOWS AND CLOSETS. THE BASEMENT UNDER THE ENTIRE HOUSE GIVES FURNACE ROOM, LAUNDRY AND SEVERAL STORAGE ROOMS. THE RESULT IS COMFORT AND HOMELIKE CHARM—THE DESIRABLE THINGS IN DOMESTIC ARCHITECTURE.

ARCHITECTURE
HIGHLAND PARK DWELLINGS NOT ONLY SHOW KINSHIP BETWEEN INTERIOR AND EXTERIOR, BUT THEY FIT THEIR SURROUNDINGS THE BROAD, DEEP PORCHES, WIDE WALKS AND STEPS, THE ROLLING TERRACED LAWNS AND BEAUTIFUL MOUNTAIN BACKGROUND, MEANS HARMONY OF THE HOUSE AND ALL ITS SURROUNDINGS.

YOU WILL WANT TO SEE THE~~RE~~ PRETTY, COZY HOMES, AND
THROUGH YOU CONSIDER THAT REASONABLE BUILDING RESTRICTIONS
WOULD PROTECT YOUR INVESTMENT, THERE ARE HUNDREDS JUST AS GOOD
OR BETTER YOU WILL WANT TO LIVE THERE. A VISIT AT ANY
HOUR OF THE DAY WILL LEAVE YOU PLEASANT RECOLLECTIONS OF
THE CLEAR PURE AIR, THOUGH THE AIR IS NOT AS GOOD BEHIND
LAND PERFECTLY DIAMETERED. NO NOTICE NO ABRUPT CLIMB IN
IT IS NOT FAR FROM THE BUSINESS CENTER, EASILY
REACHED BY STREET CAR WITHIN THE FIVE-CENT LIMIT.

KIMBALL & RICHARDS PAY FOR ALL IMPROVEMENTS: CEMENT WALKS CURB GRADED STREETS AND SHADE TREES. YOU CAN GET A HOME SITE IN THIS FAMILY PARADISE WITH YOUR SAVINGS—\$400. TO \$1200 A MONTH WILL BUY YOU A FIFTY-FOOT FRONT. AND YOU HAVE THREE YEARS IN WHICH TO PAY THE \$250.00 TO \$500.00 YOU CAN DO IT IF YOU START NOW.

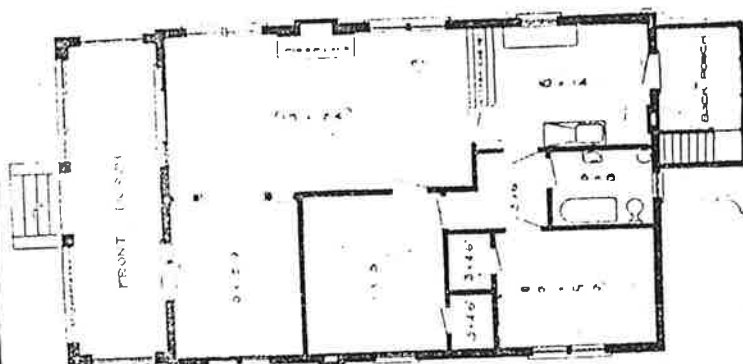
MAIL US THE COUPON TODAY, AND WE'LL SEND YOU SOME INTERESTING INFORMATION ABOUT THIS IDEAL HOME PARK... AND PLACE YOU ON OUR LIST FOR ONE OF OUR BEAUTIFUL 1911 CALEN DARS.

YOU CAN SET THE HOUR BY PHONE WHEN YOU WILL GO OUT
IN THE AUTO WITH US TO INVESTIGATE. THIS FINE OPPORTUNITY

Both Phones 3592.

KIMBALL & RICHARDS

LAND MERCHANTS.
58 Main, Salt Lake City.



First Floor House Plan No.6 Highland Park

KIMBALL & RICHARDS,
GENTLEMEN:
PLEASE SEND ME YOUR HIGHLAND PARK BOOKLET AND
PLACE ME ON YOUR LIST FOR YOUR 1911 ART CALENDAR.

NAME
ADDRESS
OCCUPATION
DO YOU OWN A HOMESITE?

PERMANENT SATISFACTION

MILK
MOVEMENT

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so in the files
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by the city found
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• **telegrams**

Secretary Meyer
and Dolphin for
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1991-79. In the
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and colleague, who
has been a member of
the company for many
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1. 本行在 2011 年 12 月 31 日
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He was one of Paul & Jacqui's sons and had been in the grammar school coming last in the whole sale group.

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Short Note

By Associated Press
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WASHINGTON, member of President being drafted for New York state. Mr. Wilcox will leave for an up-state station of Mr. Blanton. Date for governor candidates for the

OAKLAND (AP) — Davidson, a train Southern Pacific suicide by jumping home in this city the best-known in California. His suicide has been due to the nervous system work.

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Si Tribune Oct 30 1910

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1125 1950

SANBORN MAP

191

EAST 2ND

HAMPTON AV.

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HAMPTON AV.

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KELSEY AV.

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EDITH AV.

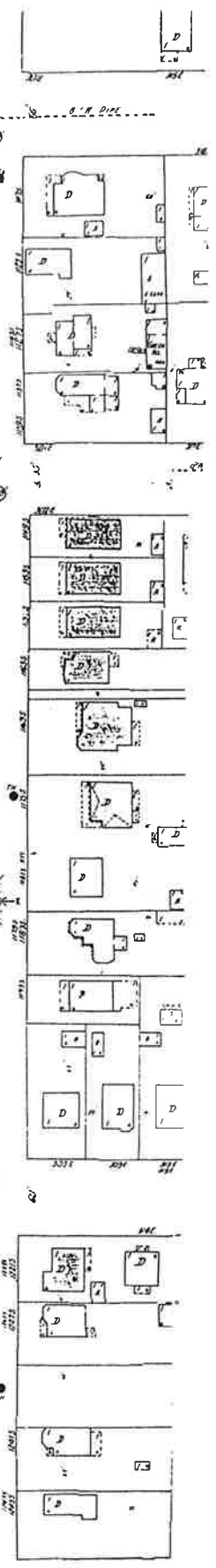
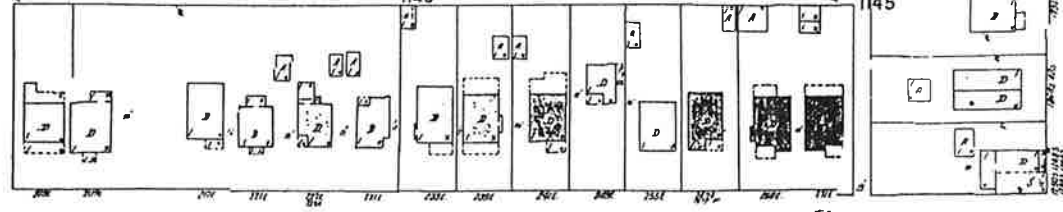
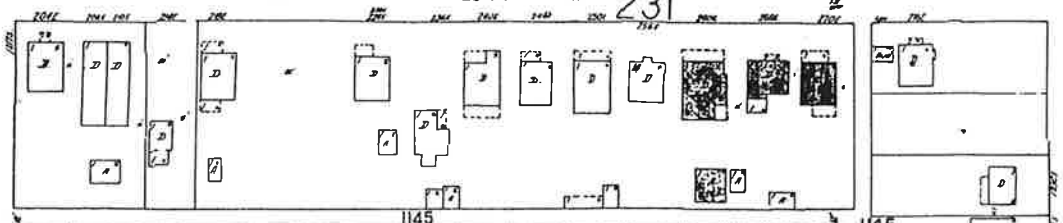
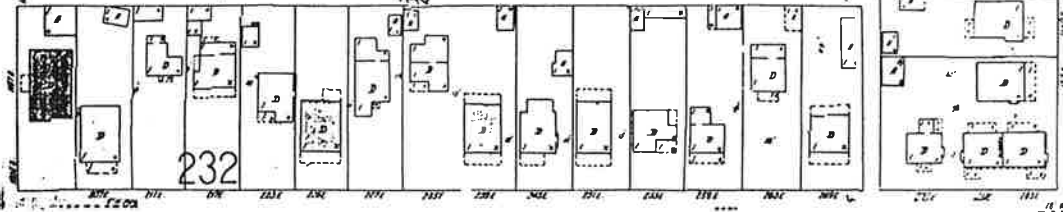
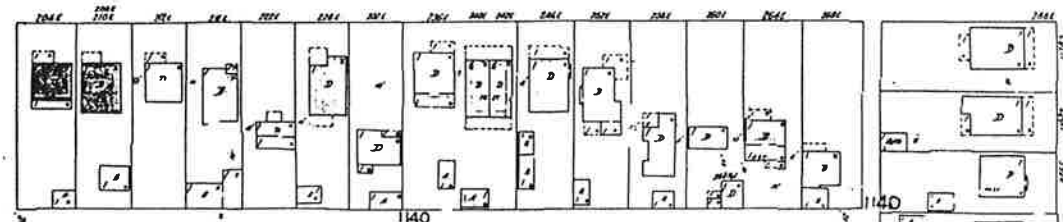
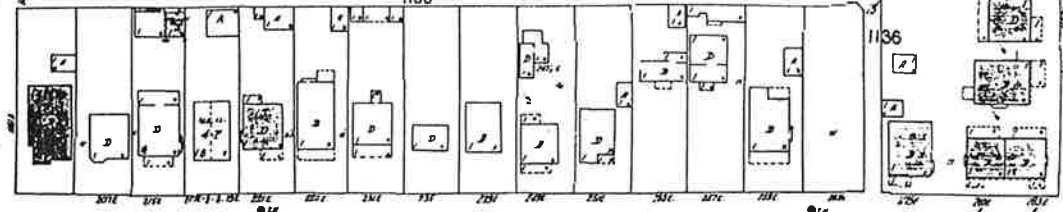
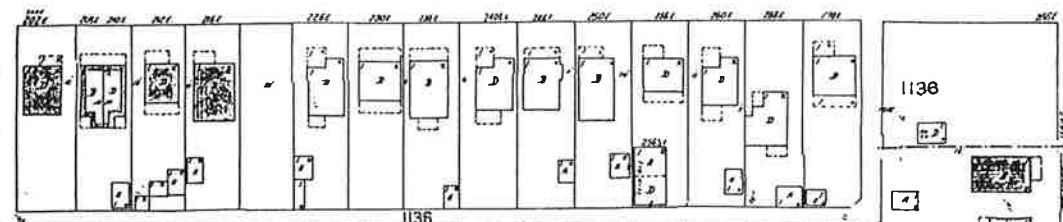
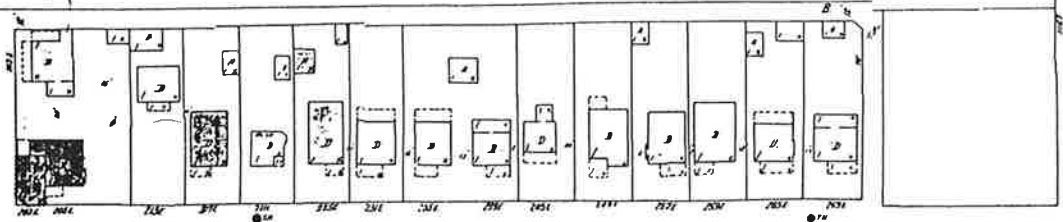
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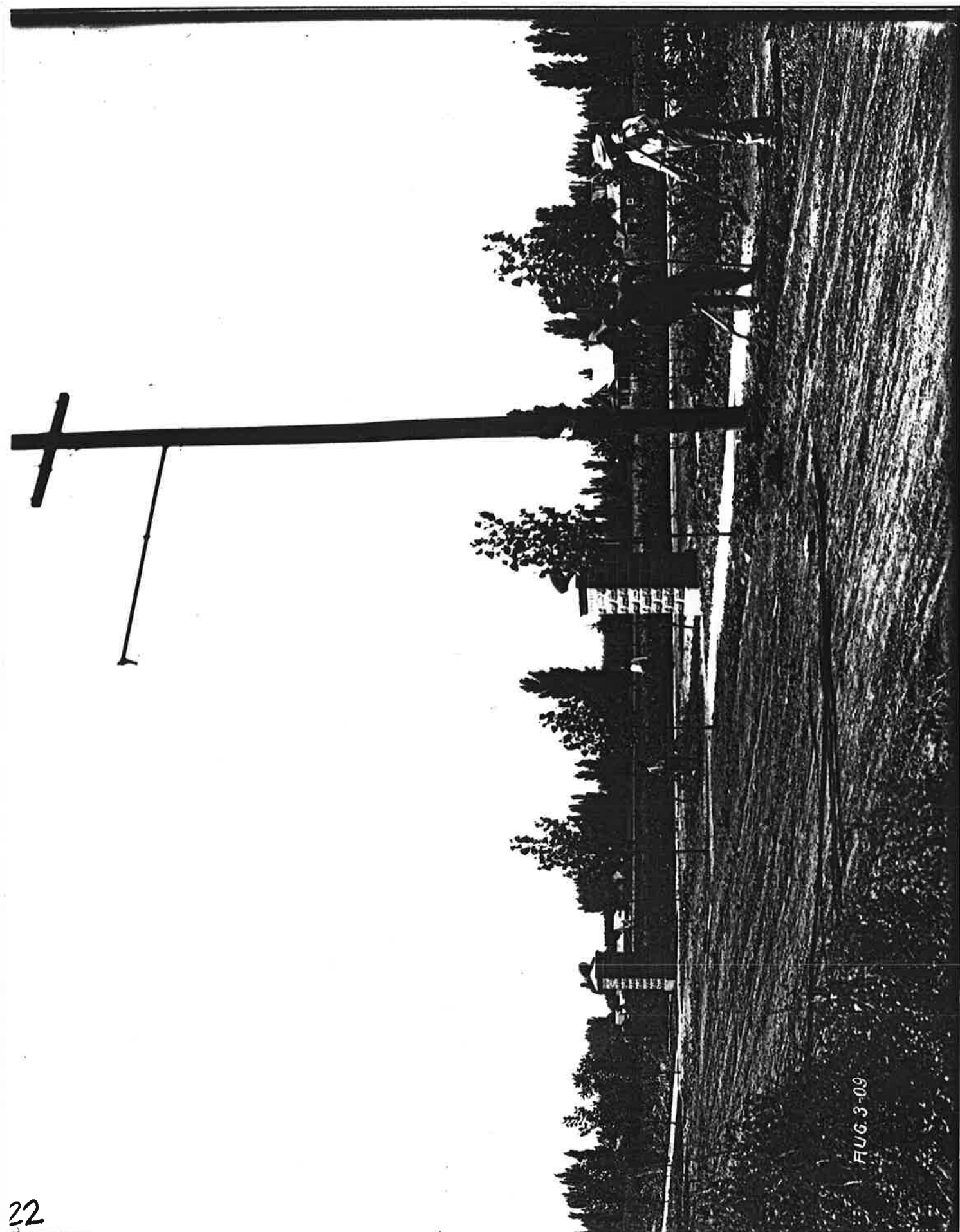
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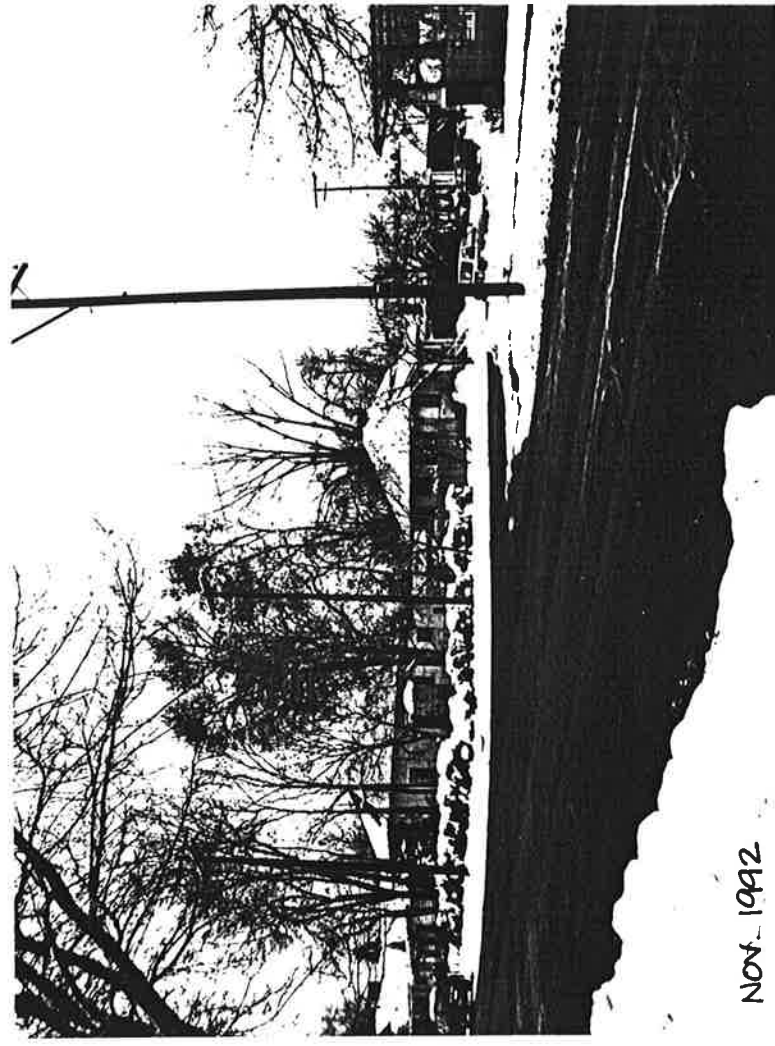
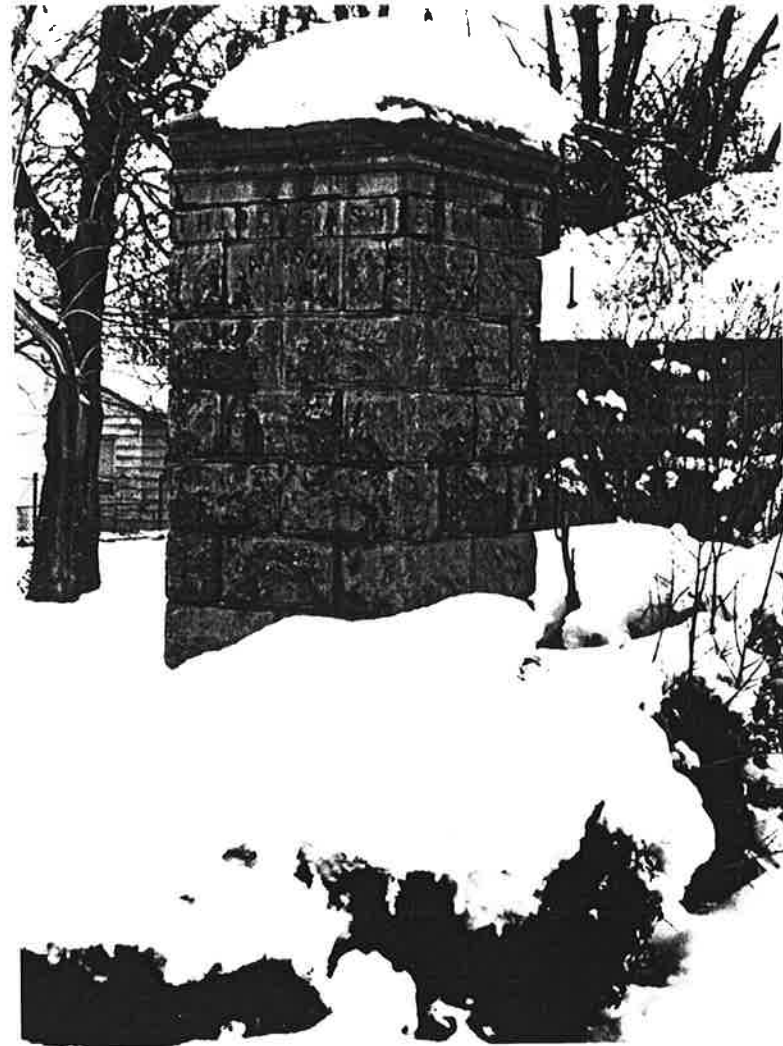
ST. E.
3RD

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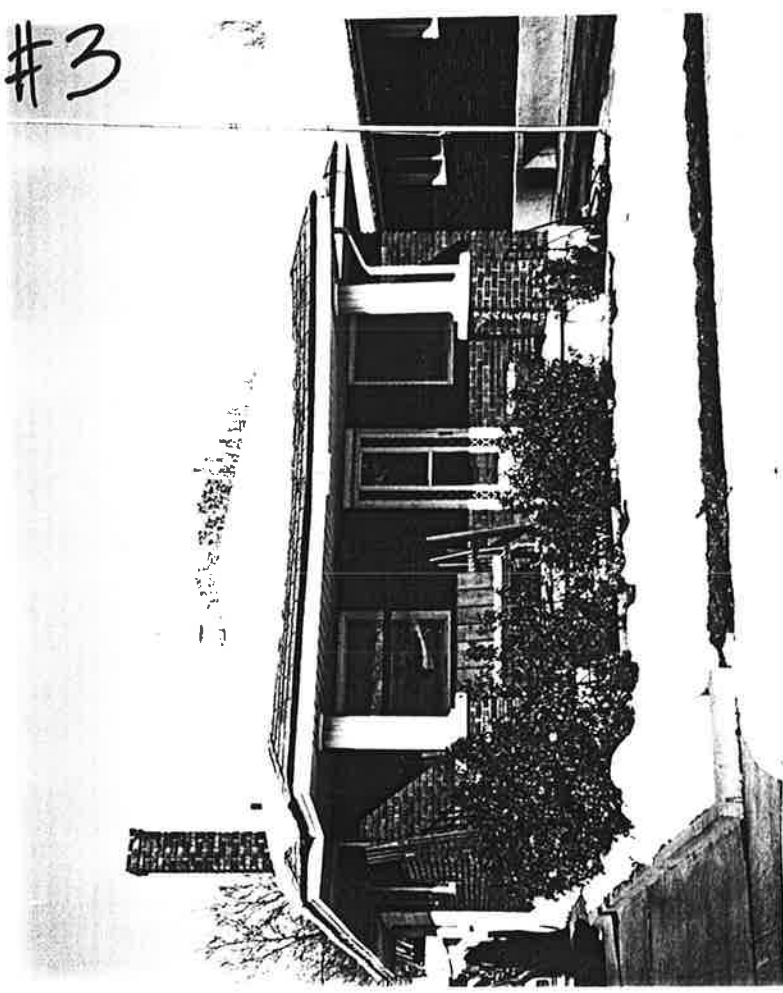


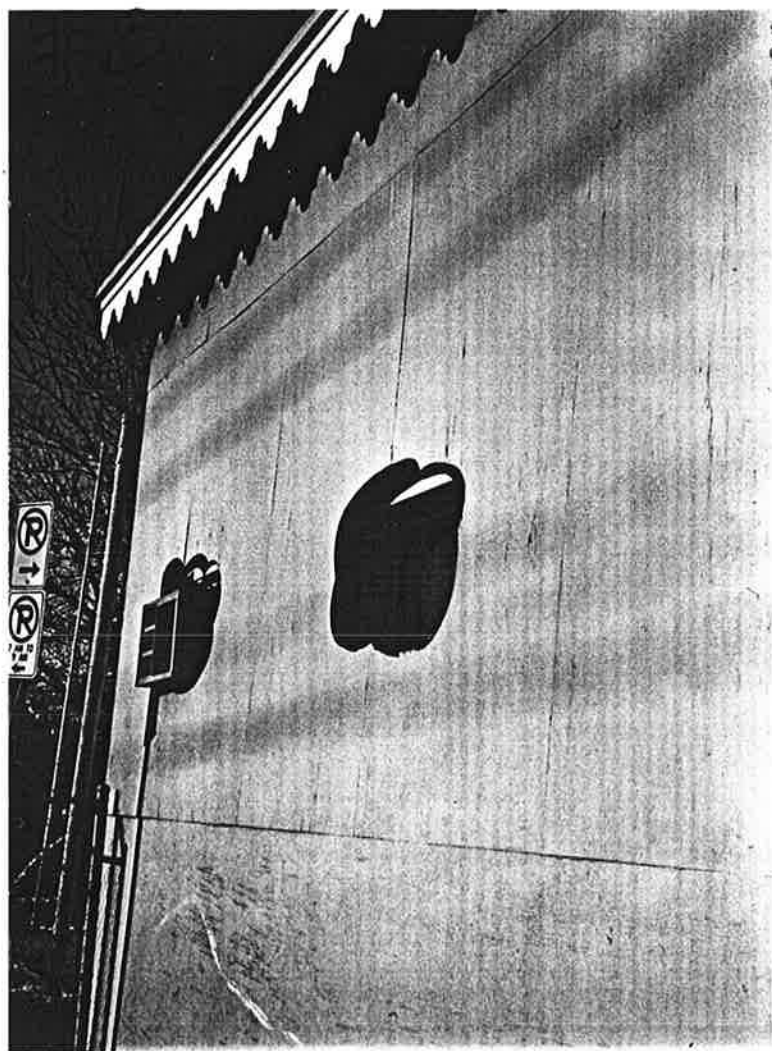
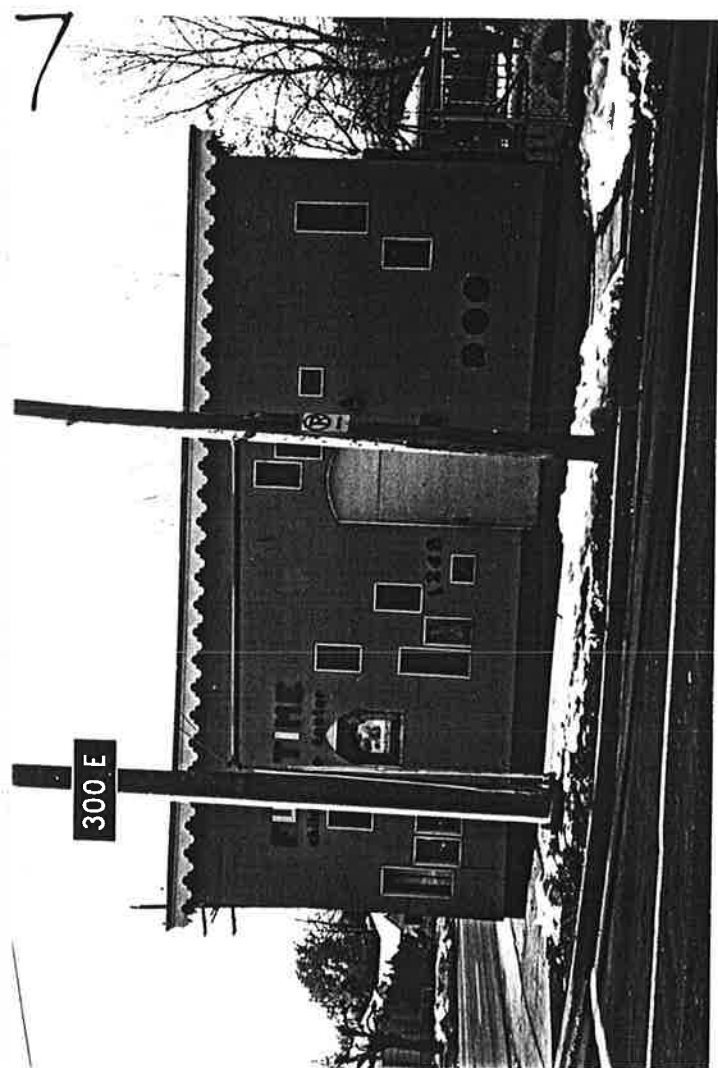


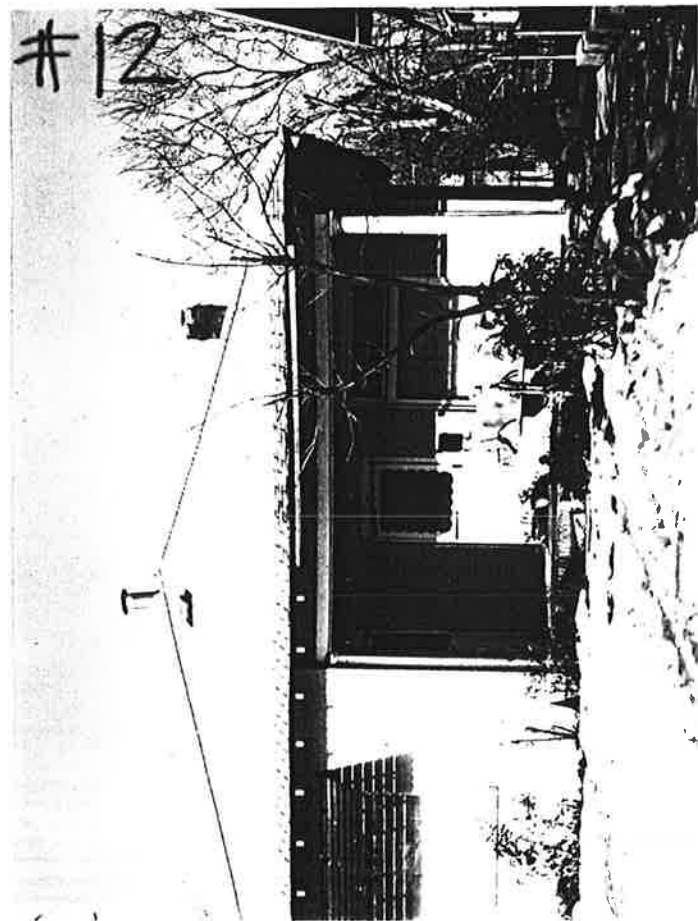
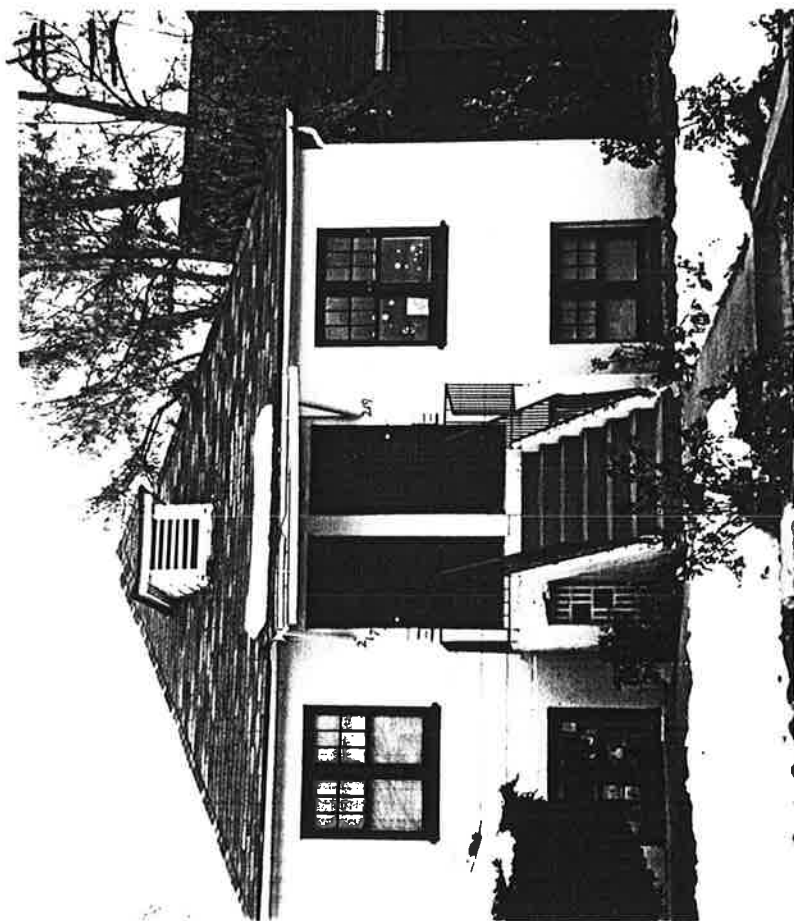
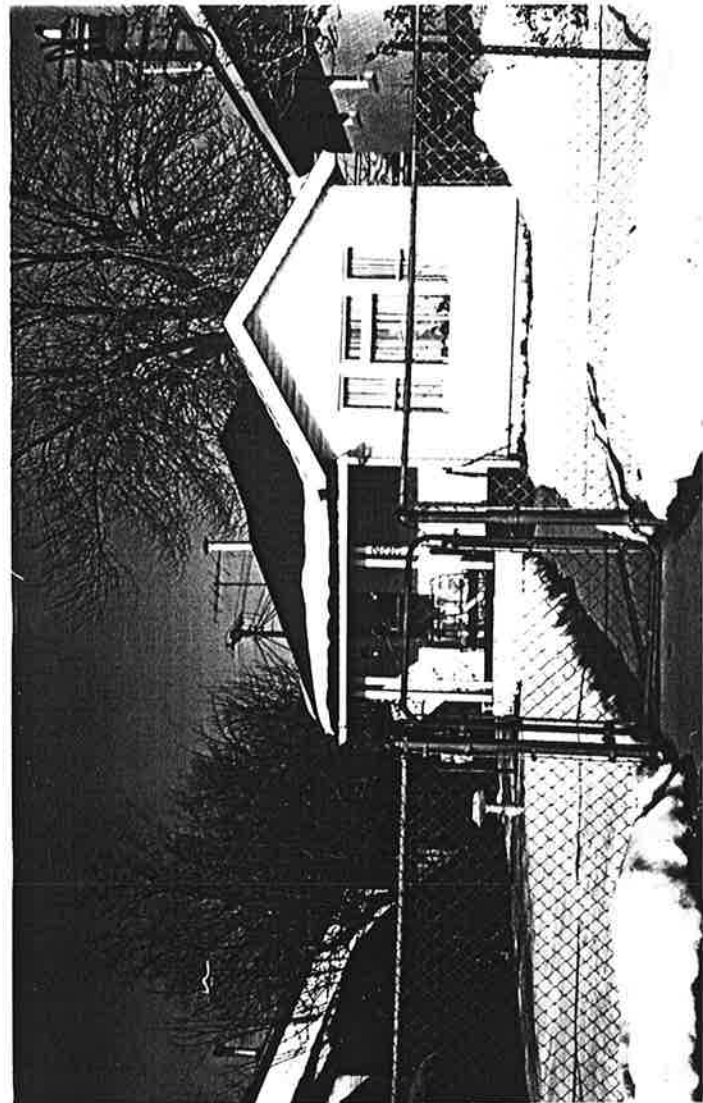
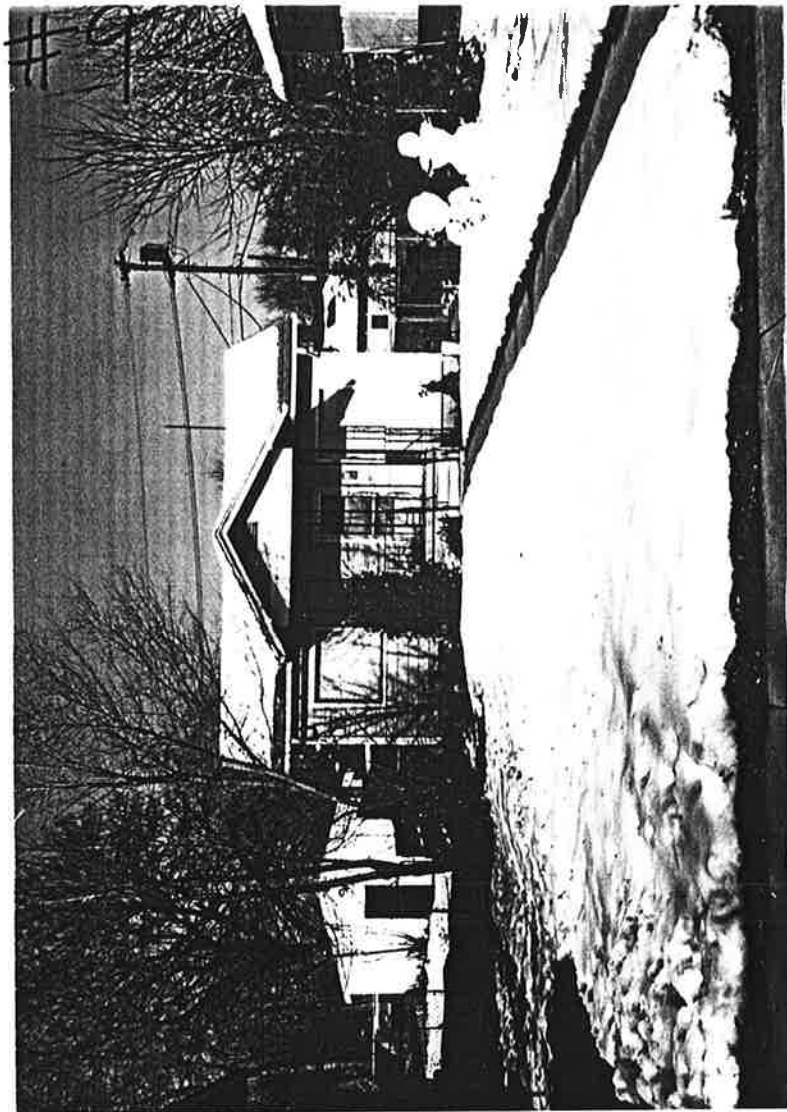
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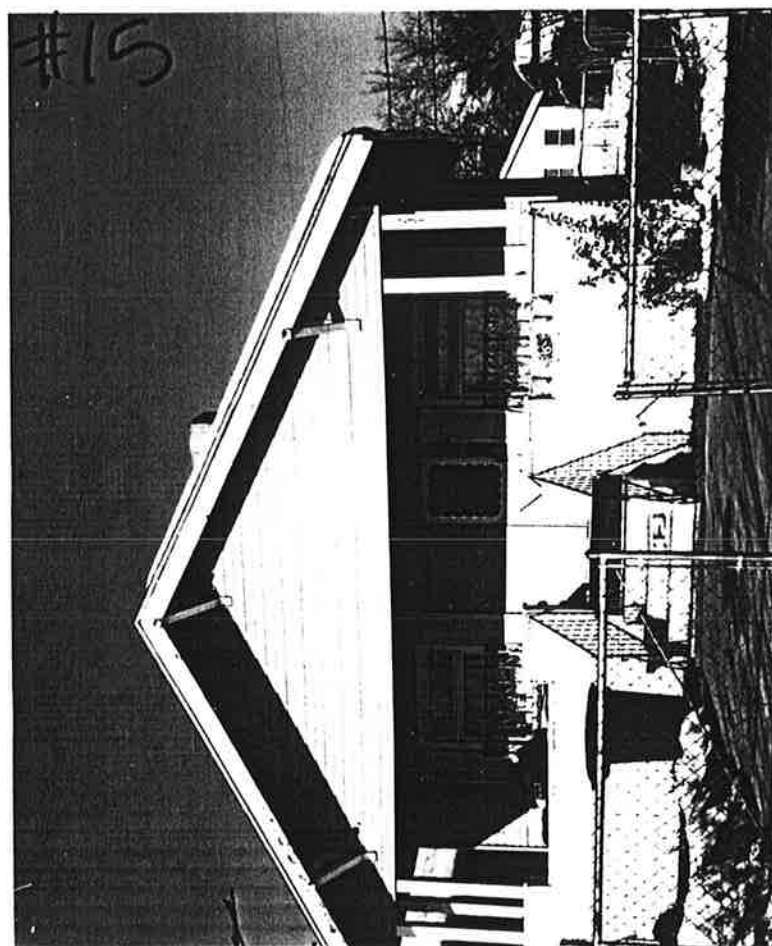


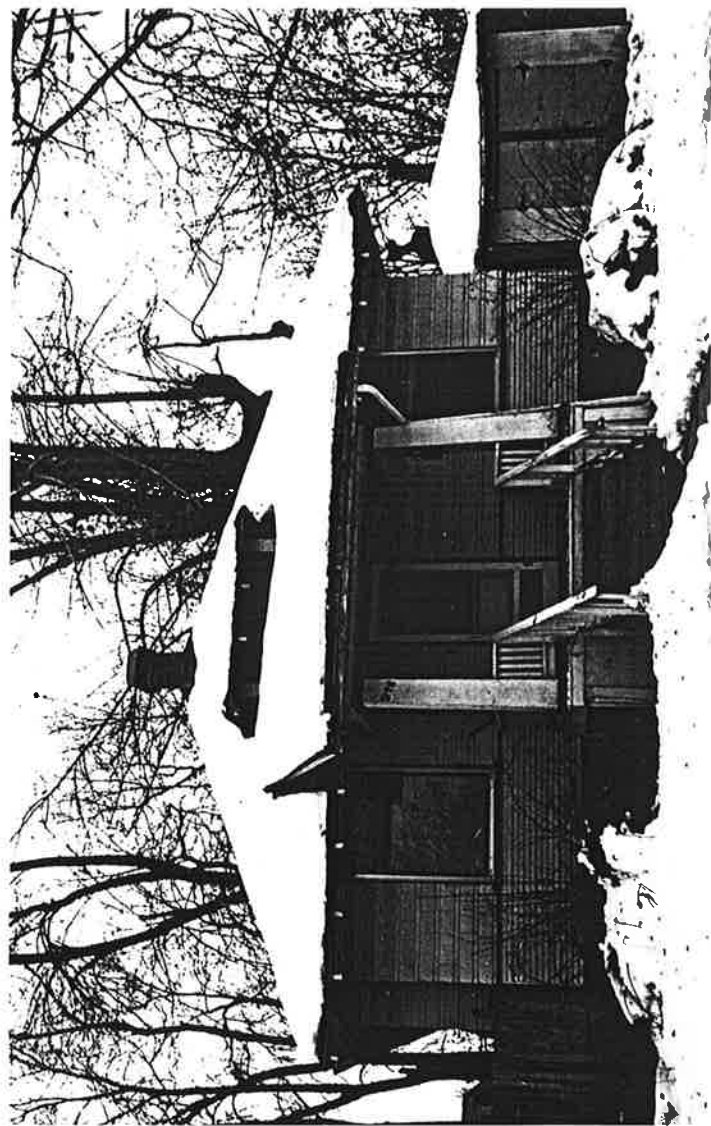
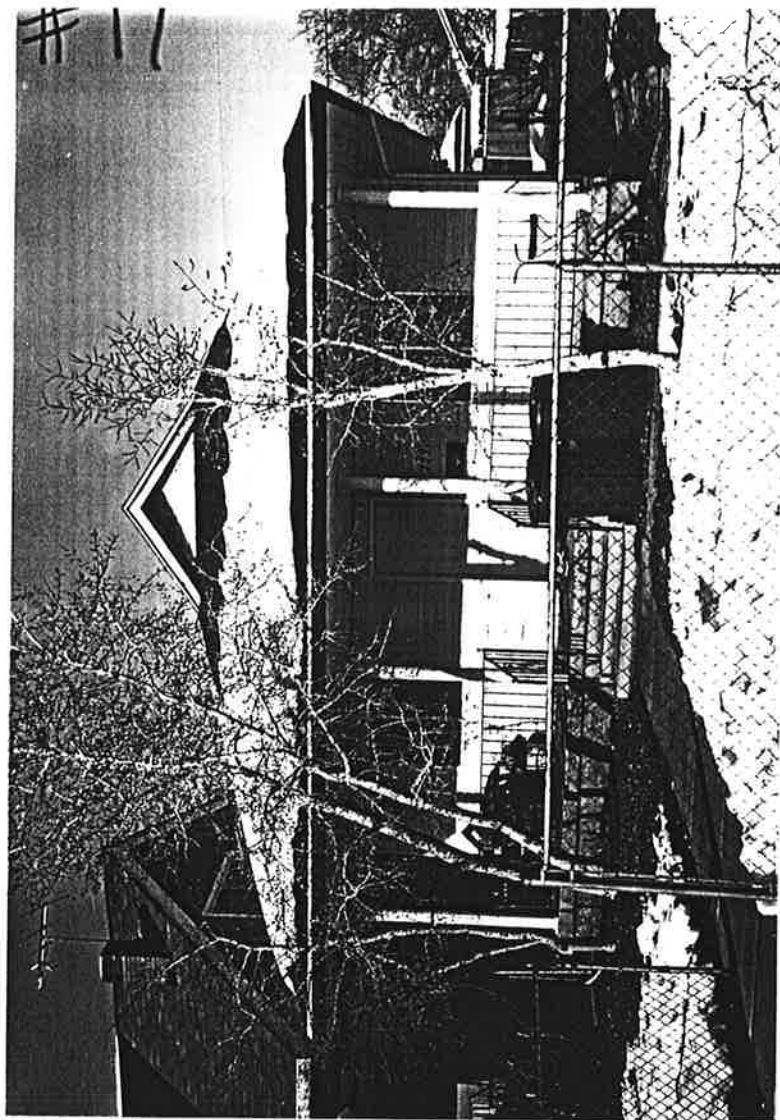
Nov. 1992











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